

TOWN OF SOMERS
PLANNING COMMISSION

REGULAR MEETING
THURSDAY, JUNE 9, 2011
7:00PM TOWN HALL

I. CALL TO ORDER: Mr. Pellisier Pellissier called the meeting to order at 7:00 pm. In attendance were Mr. Sutter Sutter, Mr. Genlot Genlot, and Mr. Salka Salka. Also in attendance was Mr. Bord Bord, Director of Public Works/Town Engineer.

II. PUBLIC HEARING:

- a. Michael Leaska: Re-Subdivision application #414, High Meadows Crossing at 375 Four Bridges Road & 8, 24, 27 High Meadows Crossing, Map 7-Block 53A, Lots 6, 7, 11, 12.

Mike Leaska was present and his engineer, Guy Hesketh from East Granby gave the presentation, on behalf of the project. There were 15 lots that were approved on Oct. 10, 2010 and with the new name of High Meadows crossing. Testing was done on 53A and now they have 19 lots. Some lots didn't meet the requirements with the ground water level so Steve Jacobs didn't approve the last 4 lots. Then last year, Mike put curtain drains and monitored the ground water levels. Steve came back and told him that those 4 lots were now suitable for construction and brought them back to 19 lots instead of 15. So they put 7, 6, 11, and 12 back on the original plan and reconfigured those lots to make it 19 lots once again. They also did a land swap with the land lines for Joel and Ruth Lachance for 6A and 6B. The owner, Joel Lachance is in favor of the land swap and is present to show his support. The curtain drains started working as soon as they were put in. There Mr. Salka also be footing drains on the home foundation as well.

Joel Lachance of 24 Four Bridges Road was present and said the drains have helped his ditch and asked if they Mr. Salka widen the road and if the swale Mr. Salka make a difference. Mr. Pellisier said the swale Mr. Salka do the same thing as the curtain drains.

Avonne Robbinns of 431 Four Bridges Road, and made that comment that the new houses Mr. Salka block her view. Mr. Pellisier said it won't matter because she doesn't own the land so she has no say in what gets put up on that land.

Mr. Sutter made a motion to close the public hearing for Michael Leaska's Re-Subdivision application #414, High Meadows Crossing at 375 Four Bridges Road & 8, 24, 27 High Meadows Crossing, Map 7-Block 53A, Lots 6, 7, 11, 12. Mr. Salka seconded it and was approved by all unanimously.

III. OLD BUSINESS:

A motion was made by Mr. Sutter to add Old business to the agenda and was seconded by Mr. Salka and unanimously approved by all.

- a. Re-Subdivision application #414, High Meadows Crossing at 375 Four Bridges Road & 8, 24, 27 High Meadows Crossing, Map 7-Block 53A, Lots 6, 7, 11, 12.

A motion was made by Mr. Genlot to approve the Michael Leaska construction project with the subdivision on the condition that the curtain drains Mr. Salka be on the plan and the property owners Mr. Salka be responsible for maintaining them. Seconded by Mr. Sutter and unanimously accepted by all.

IV. NEW BUSINESS: (a and b were handled first and then Mr. Genlot made a motion to take the items c, d, e and f out of order and then go back to item c.; Motion was seconded by Mr. Salka and approved by all unanimously. Another motion was made by Mr. Sutter to do f was heard first then c, then e, and lastly item d., motion was seconded by Mr. Genlot and unanimously accepted by all).

- a) 8-24 Referral for Solar Panel Project at DPW Building.
- b) 8-24 Referral for Solar Panel Project and new roof at Elementary School

Lisa Pellegrini, First Selectman, spoke for the Solar panel project along with Bud Knorr, Jr. - Selectman. Solar panels will put up on the roof with walking pads for servicing equipment. They received 2 grants for doing the solar panels. There will be 2500 panels and 800-1000 on the DPW building. They need an 8-24 referral on the school roof and DPW roof. They are putting membrane roofing on the roof of the school and garage with the exception of one part, because it's only 4 years old. Mr. Pellisier mentioned that most of the energy they will be using is during the winter and Ms. Pellegrini agreed and said that they will use the energy from the summer to use for the winter. It will cost \$850,000 for these panels and with the grants it won't cost the town a dime. It's a great opportunity to get the energy at a 20% reduction rate. Additional grants may be coming during the summer. This will be the 2nd largest solar project in the state. The panels can easily be removed if roof needs repair. There will be no

cost to the town. The project will start at the end of the school year until the end of July and the operational date is Oct. 1, 2011.

Mr. Sutter talked about if the savings from the contractor were accurate. Lisa said yes, and that it was over the last 12 months and it was + or – a few percentages and it was also compared to past units that were installed. The Garland Company will be in control of the construction and the town won't own them until 20 years go by. There will be a 20% reduction on buy back of energy. Mr. Pellisier asked to make sure there would be access to the AC units on the roof and she said there are walking planks to be able to access the AC's.

Mr. Sutter made a motion to approve the 8-24 for the permit on the DPW and Mr. Salka seconded it and was unanimously approved by all.

Mr. Sutter made another motion to approve the 8-24 for the roof with the condition that there are walk ways for Mr. Genlot to get to the AC units. Mr. Salka seconded it and it was unanimously approved by all.

c) Zoning Referral: Special Use Permit application for gravel bank, South Road, Pleasant View Farms Realty

Pit number 2 is completed and restored. Number 3 is down the road and not started yet. \$31,000 cash is put away to cover pit #3 and he wants the special permit. It's a very straight forward plan for the line for the permit to keep the project going.

Mr. Sutter made a motion to send them back to zoning with a positive recommendation. It was seconded by Mr. Salka and approved unanimously by all.

d) Zoning Referral: Special Use Permit application for gravel bank, South & Egypt Roads, Peter Charter

Mr. Charter is finishing up the project and is almost completed.

Mr. Sutter made a motion to send them back to zoning, with favorable recommendation. It was seconded by Mr. Salka and approved unanimously by all.

e) Zoning Referral: Special Use Permit application for gravel bank, Stafford Road/Root Road/Wood Road, Wood Gravel Operation, LLC.

Mr. Sutter made a motion to send them back to zoning, with favorable recommendation. It was seconded by Mr. Salka and approved unanimously by all.

- f) Joel and Ruth Lachance: Lot re-configuration for 24 Four Bridges Road, Somers, CT. 1st parcel, map 7 Block 51, 2nd parcel, Map 7, Block 53A, Lot 12.**

Mike Leaska was present for this issue. Steve Jacobs had already signed off on the reconfiguration.

Mr. Sutter made a motion to approve the reconfiguration and Mr. Genlot seconded it and was unanimously approved by all.

- g) Joseph Pagos, Trustee: Lot re-configuration for Watchaug Road, Somers, CT. 1st parcel, Map 10, Block 19, Lot 2, 2nd parcel, Map 10, Block 19, Lot 1, 3rd parcel, Map 60, Lot 12.**

David Palmberg was there to present for 407 and 403 Watchaug Road. He said 2 lots were created in 1987 but they are still in existence. They are associated with a country club on block 19. They want to reduce the Northern Lot, lot 2, and make the Southern Lot, Lot 1 much larger. The northern lot will combine with the country. They will go from 2 lots to 1 lot and all are owned by same person. Steve Jacobs has already signed off on the notice of configuration.

A motion was made by Mr. Sutter to approve the reconfiguration and was seconded by Mr. Salka and unanimously approved by all.

V. DISCUSSION:

a. Plan of Conservation and Development:

Mr. Bord has all the survey info with the procedures for the previous survey and it's from Planimetrics. Mr. Bord will get copies of the surveys for land use and recreational use and print them for next meeting. Mr. Pellisier wants a plan for Universal Design and aging in place housing. Mr. Sutter wants that as well.

b. Review of By-laws:

Mr. Bord has 2 questions that Town Attorney, Carl Landolina, answered in regards to audience participation part of the by-laws. He said the public can only comment on what isn't on the agenda. It is at the Chairman's discretion to eliminate the second (#8) audience participation. Mr.

Pellisier made number 3 the only audience participation item and they cannot comment on agenda items.

Mr. Bord will print an official copy of the by-laws for the next meeting.

VI. STAFF/COMMISSION REPORTS:

The Avery/Smyth Affordable Housing Project was approved by the Zoning Commission with Conditions at their June 6th meeting.

CT Water has applied for a general permit to provide water to it's Somers/Ellington service zone.

VII. AUDIENCE PARTICIPATION: NONE

VIII. CORRESPONDENCE AND BILLS: NONE

IX. MINUTES: None approved

X. ADJOURNMENT:

Mr. Sutter made a motion to adjourn; seconded by Mr. Salka, and unanimously voted to adjourn the June 9, 2011 regular meeting of the Planning Commission at 8:37pm.

Respectfully submitted,

Mr. Salka Salka, Secretary

Danielle Martin, Recording Secretary